

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
OCTOBER 9, 2013**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. Board members present were Marie Hickey-AuClaire, Greg Stevens, Noah Bodman, Gene Shellerud, Jim Heim, Jeff Larsen, Ron Schlegel and Robert Faulkner. BJ Grieve and Erik Mack represented the Flathead County Planning & Zoning Office.

There were 2 people in the audience.

**APPROVAL OF
MINUTES**

Hickey-AuClaire made a motion, seconded by Larsen to approve the August 14, 2013 and September 11, 2013 meeting minutes and the August 28, 2013 workshop minutes.

The motion passed unanimously.

**PUBLIC
COMMENT
(not related to
agenda items)**

None.

**NW DEV GROUP
(FZC-13-03)**

A Zone Change request in the Evergreen Zoning District by NW Dev Group, LLC. The proposal would change the zoning on 110.24 acres encompassing three (3) parcels from SAG-10 (Suburban Agricultural) to R-4 (Two-Family Residential). The property is located at 2735 Highway 2 East.

STAFF REPORT

Mack reviewed Staff Report FZC 13-03 for the Board.

**BOARD
QUESTIONS**

Heim and Mack discussed where tracts of land referred to in the staff report were located and why the water and sewer district was named Kelsey water and sewer not Evergreen water and sewer.

The board and Mack briefly discussed if the appropriate school districts had commented on the application.

**APPLICANT
PRESENTATION**

Erica Wirtila, Sands Surveying, represented the applicant and explained how the project came into being. She introduced Andy Hyde who was the chief engineer for the project. She gave a history of the property and discussed in depth the issues with the sewer district concerning the property and the resolutions

which had come to pass in the sewer district in the last years concerning the property. She continued on to explain the future phasing of the subdivision, what the principal of Helena Flats thought of the project and that he didn't feel the project would be problematic to the school. She referred to an extensive traffic study they had done in 2008 which had been updated within the last few months.

**BOARD
QUESTIONS**

Stevens and Wirtila discussed the entrances and exits of the subdivision.

Stevens and Hyde discussed if there were any foreseeable problems connecting to the city of Kalispell for water and sewer. They discussed the urban standards a development was required to meet in order to connect to services. The only trouble anticipated was if city storm drainage would be required in areas which were not planned to be annexed by the city.

**AGENCY
COMMENTS**

None.

**PUBLIC
COMMENT**

None.

**APPLICANT
REBUTTAL**

None.

**STAFF
REBUTTAL**

None.

**MAIN MOTION
TO ADOPT
F.O.F.
(FZC-13-03)**

Faulkner made a motion seconded by Heim to adopt staff report FZC 13-03 as findings-of-fact.

**BOARD
DISCUSSION**

Shellerud and Mack discussed how much of the property was located in the floodplain.

Grieve reminded the board they were not reviewing the subdivision at this meeting.

Grieve and the board discussed the differences between a zone change and subdivision and what was reviewed for a zone change.

Shellerud's concern was the use of the floodplain for open space in the development.

Grieve briefly reviewed process.

The board and staff discussed if changes concerning the open space would be appropriate to address during the zone change or subdivision hearing and the issue of children playing in the floodplain.

**ROLL CALL TO
ADOPT F.O.F.
(FZC-13-03)**

On a roll call vote the motion passed unanimously.

**MAIN MOTION
TO
RECOMMEND
APPROVAL OF
CONDITIONS
(FZC-13-03)**

Heim made a motion seconded by Larsen to adopt Staff Report FZC 13-03 and recommend approval to the Board of County Commissioners.

**BOARD
DISCUSSION**

The board discussed the history of Trumble Creek and if or when it had flooded.

The board discussed the density of the zone change, the history of the troubles in developing the lot with the water and sewer, the cost effectiveness of higher density if it had to be built to city standards, the possibility of affordable housing and where the zone change was in relation to the school and highway.

Shellerud's concern was density with the zone change.

Stevens agreed with Shellerud on the density. He said if the development did not want to be hooked up with Evergreen Water and Sewer and Kalispell, then they could go with one acre parcels and have septic systems. There were benefits to both ways of developing the property.

Larsen said it was difficult to deny a subdivision once a zone change had been adopted and went on to explain why.

The board discussed at length the density issue and the reason for the zoning.

Grieve and the board discussed at length where the board would

like to see higher density developed in the county if it was not at this location with all the benefits of the proximity to the highway and school. They also discussed the Two Rivers Plan, how the development followed that plan and the benefits of having higher density on water and sewer mains.

Staff and the board discussed what the Kalispell Growth Policy Plan recommended in the area.

Heim said when he looked at the application he thought what better place to have this type of development.

**ASK THE
QUESTION**

Faulkner asked the question.

**ROLL CALL TO
RECOMMEND
APPROVAL OF
(FZC-13-03)**

On a roll call vote the motion passed unanimously.

OLD BUSINESS

Grieve asked the board to let the office know if there would be attendance issues at workshops especially since there was a lack of attendance at the last workshop.

The next workshop was scheduled for October 23, 2013 at six pm.

Grieve reviewed what would be on the agenda at the workshop.

The board and Grieve discussed the possibility of controversy over changes which turned out to not be so controversial after they had been implemented.

Grieve discussed the scope and workload of the project and how it had started to creep. He offered alternatives to handling the project and relayed the office was short staffed currently. He said they would limit the scope of the workshop to what had already been discussed and schedule the next workshop in January.

The board and Grieve discussed the progress of the Evergreen Chamber on an Evergreen overlay. Grieve was to address the general membership meeting of the Evergreen Chamber of Commerce concerning the idea of a limited time commercial overlay in the Evergreen area. He had contacted leadership of

other groups to let them know the Evergreen Commerce was in the driver's seat concerning the overlay and what the overlay was. He went on to review the process this concept would follow after the meeting if the Evergreen Chamber of Commerce approved of the concept.

Larsen said he agreed the Evergreen Chamber of Commerce should be in the driver's seat concerning this issue if they chose to go forward.

Grieve agreed. He was there to talk about the concept and nothing more. If they liked the concept then the Planning Office would do the paperwork. The outreach and the promotion were all theirs. The Board of Directors understood the position of the office. He summarized the resources which were needed if the concept was agreeable to the Commerce.

NEW BUSINESS None.

ADJOURNMENT The meeting was adjourned at approximately 7:15 pm. on a motion by Larsen. The next meeting will be held at 6:00 p.m. on December 11, 2013.

Marie Hickey-AuClaire, Chairman

Donna Valade, Recording Secretary

*APPROVED AS **SUBMITTED**/CORRECTED: 12 / 11 / 13*